

\$595,000 - 1121 Huckleberry Brook, Margaretville

MLS® #20240445

\$595,000

2 Bedroom, 2.00 Bathroom, 1,176 sqft
Residential on 4 Acres

N/A, Margaretville, NY

Nestled atop a serene country lane amidst 4 acres of lush woodland, complete with a babbling creek, this enchanting 2-bedroom, 2-bathroom residence in Margaretville, NY epitomizes the quintessential upstate sanctuary; a dream home for the lovers of the outdoors. This wonderful house has an independent studio/office space and a brand new cedar Sauna. Welcomed by a cozy porch, youâ€™ll enter directly into a foyer/mudroom, leading to spacious living and dining areas. The interior radiates an open, luminous ambiance, amplified by numerous windows that artfully capture the verdant, fern-adorned forest surrounds. The living area is anchored by a striking wood-burning fireplace, its bluestone surround showcasing an exquisite application of local natural stone. The kitchen, under a vaulted cathedral ceiling is spacious and illuminated, boasting ample countertop space for culinary endeavors, entertaining, or simply enjoying the forest vistas through the windows. The main level features a secluded bedroom at the house's rear and a conveniently located full bathroom near the entrance with a soaking tub. Ascend to the upper level to find a generous main bedroom with an attached bathroom, offering splendid views of the encompassing woods through its windows. A sliding glass door in the kitchen opens onto a new cozy deck, an idyllic spot for morning coffee or tea amidst nature. This deck leads down to a stone-paved fire pit area, where cozy evenings under the stars are



ensured. The property's charm extends across the road to Huckleberry Brook. This property promises a tranquil, nature-filled lifestyle, blending rustic elegance with the beauty of its natural surroundings. This home is also conveniently located just 17 minutes to skiing at Belleayre Mountain and 25 minutes from Plattekill Mountain and the diverse and delightful selection of new restaurants and cafes in Margaretville. Many of the furnishings are available for purchase. The property has been rented out on Airbnb very successfully over the last few years. Buyer to confirm all pertinent information including square footage and property taxes.

Built in 1961

Essential Information

MLS® #	20240445
Price	\$595,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,176
Acres	4.00
Year Built	1961
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
MLS	ucbr_sold

Community Information

Address	1121 Huckleberry Brook
Area	Delaware
Subdivision	N/A
City	Margaretville
County	Delaware
State	NY

Zip Code 12455

Amenities

Amenities Sauna
Parking Driveway
View Creek/Stream, Mountain(s)

Interior

Interior Features Beamed Ceilings, High Speed Internet
Appliances Water Softener, Water Heater, Washer, Refrigerator, Range, Oven, Microwave, Exhaust Fan, ENERGY STAR Qualified Appliances, Electric Water Heater, Dryer, Dishwasher
Heating Baseboard, Ductless, Electric, Kerosene, Other, See Remarks
Cooling Ductless, Heat Pump
Has Basement Yes
Basement Crawl Space
Fireplace Yes
Fireplaces Living Room, Masonry, Stone, Wood Burning

Exterior

Exterior Frame, Wood Siding
Lot Description Gentle Sloping
Roof Asphalt, Shingle
Construction Frame, Wood Siding

School Information

District Margaretville Central Schools

Additional Information

Date Listed February 23rd, 2024
Days on Market 94
Zoning Res 1